

VACATED ACCOUNTS TO BE CHARGED OFF

PROJECT	ACCOUNT NUMBER	TENANT	MONTHLY U & O	VACATE DATE	RECOMMENDED CHARGE OFF AMOUNT
1. South End	2611	Donald Martenson	\$112.00	6/15/77	\$1,400.00
Tenant was evicted by the Authority on 6/15/77 for non-payment of rent. Family Relocation verified that he was on general relief at the time and that they have no new address on him. Tenant never filed for relocation benefits, resulting in a substantial savings to the Authority to offset any amount attributed to this write-off.					
2. South End	2342-1	SEPAC	\$1.00/yr	10/30/76	\$590.55 W&S
This account was inadvertently assessed the water and sewer charges for the building. Per the license agreement, tenant was not responsible for these charges. In order to correct this error, it is recommended that the Authority write off as uncollectible the \$590.55 in former water and sewer charges.					
3. South End	2110	Germaine & Joseph Texaco Station		8/1/72	\$4,482.00
Tenant vacated the station back in August of 1972. No relocation claim was ever filed, resulting in a substantial savings to the Authority to more than offset any amount attributed to this write-off.					
4. Kittredge Square	3	Donna Bartlett	\$70.00	8/29/78	\$30.00
The Authority was able to recently recover \$450 of the \$480 that was outstanding on this account. Recommended that the Authority write off as uncollectible the remaining balance of \$30.					
5. Campus High	198	Victor Realty Co.	\$166.00	3/15/74	\$747.00
Tenant vacated in 1974 without filing for relocation benefits, resulting in a substantial savings to the Authority to offset any amounts attributed to this write-off.					
6. Fenway	173	Trustees of Church Realty Trust	\$800.00	7/20/70	\$4,039.06
Based on the information in the files, this amount was to be written off in 1972. Church Realty, at that time, waived an interest payment of \$35,739.23 due them as a result of the takings of these same properties. It was understood that the remaining balance of Use & Occupancy charges of \$4,039.06 would be written off in consideration of the much more substantial waiver of payment by Church Realty.					

PROJECT	ACCOUNT NUMBER	TENANT	MONTHLY U & O	VACATE DATE	RECOMMENDED CHARGE OFF AMOUNT
Fenway	322	Bluestein Stationery	\$700.00	4/30/80	\$11,100.00

Bluestein's account was vacated in April of 1980 with an outstanding balance due the Authority of \$25,100. As a proposed reasonable settlement of the \$25,100 in arrearages that existed at the completion of the Authority ownership, Bluestein has now paid retroactive monthly payments totalling \$14,000.00, which approximates a \$400.00 per month Use and Occupancy charge back to commencement of the tenancy in April, 1977. The tenant all along contested the \$700.00 rental as being excessive as the building roof constantly leaked and he was required to provide his own heat because of a deficient central heating system. The \$400.00 charge per month should be considered a fair and reasonable monthly charge and was concurred in and about to be implemented by the staff at one time in the tenancy. Recommend the Authority write off as uncollectible the remaining sum. The Authority saved substantial sums of money by not having to relocate this tenant out of the premises.

Waterfront	298-1	State Street Pub	\$250.00	10/12/72	\$5,475.40
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Tenant was evicted by the Authority back in October of 1972 and has gone out of business. No relocation payment was ever processed on this account, resulting in a substantial savings to the Authority to more than offset the outstanding Use and Occupancy balance. Recommended that the Authority write off the remaining balance as being uncollectible.

Waterfront	401	Loral, Inc.	\$50.00	9/9/73	\$240.00
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Tenant moved on his own with no relocation benefits. Almost all of the remaining balance on the account represents disputed water and sewer charges assessed against the account. As stated earlier, the Authority saved substantial sums by not processing a relocation claim, to more than offset this minor outstanding balance.

Waterfront	383	C.W.Whittier	\$5,889.96	10/30/69	\$2,944.98
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C.W. Whittier was the manager of Rowes Wharf Properties at the time of our taking in 1969. Unaware of our taking, he continued to manage the property and incur expense for the month and collected the rentals for that month. When he became aware of the taking, he transferred to the Authority the net proceeds minus expenses. It is recommended, as this account is over twelve years old, that we write off this balance of \$2,944.98 as uncollectible.

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PROJECT	ACCOUNT NUMBER	TENANT	MONTHLY U & O	VACATE DATE	RECOMMENDED CHARGE OFF AMOUNT
11. South Cove	484	Boston Urban Priests	\$1.00/yr	11/1/74	\$11,760.00 W

Boston Urban Priests ran Pine Street Inn for a period of time in the early 1970's and vacated the account in November of 1974. The functions were then carried on by Paul Sullivan and the Pine Street Inn, Inc. In 1980, we relocated Pine Street Inn, Inc. to new operations on Bristol Street in the South End Project. However, there remained on the record this outdated account of Boston Urban Priests for \$11,760 in disputed water and sewer charges for the three years they occupied the premises in the early 1970's. As it was the understanding at the time they commenced their operation of the Inn that they would not be assessed these charges, it is recommended the Authority write off as uncollectible these remaining outdated charges.

RESUBMITTED: MARCH 26, 1981

MEMORANDUM

TABLED: MARCH 12, 1981

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: ROBERT J. RYAN, DIRECTOR
SUBJECT: CHARGE-OFF OF SEVERAL DELINQUENT USE AND OCCUPANCY ACCOUNTS

The Authority's staff is continuing its case-by-case review of vacated accounts receivable. Attached is a list of eleven accounts which are considered uncollectible for reasons enumerated therein.

General Counsel, Family and Business Relocation, and Property Management concur that there is no reasonable prospect for recovering these delinquent balances. Therefore, an appropriate vote follows:

VOTED: The attached accounts be charged off under HUD Property Management Guidelines in accordance with Urban Renewal Handbook RHA 7211.1, Chapter 3:

- (1) There is no reasonable prospect of collection; and
- (2) The probable cost of further efforts to collect would not be warranted.